



OAKFIELD



Maynards Green, Heathfield TN21 0DE

Price Guide £500,000



# Maynards Green, Heathfield TN21 0DE

Guide Price £500,000-£525,000

A charming modern detached gable fronted and part tile hung home with impeccable views that would be ideal for growing families or professionals who like to entertain.

This lovely property situated in the small hamlet of Maynards Green close just a short walk from the highly regarded local primary school and the 'Cuckoo Trail' popular with walkers and cyclists alike.

As you arrive at this home you will be impressed by the amount of parking which leads up to a detached double garage.

The front door opens into a welcoming bright and airy entrance hall which really sets the tone for the rest of the accommodation.

The 21 ft triple aspect lounge is flooded with natural light and has a lovely feature fireplace and inset log burner which will be ideal in the winter months.

The kitchen breakfast room is a great size and enjoys views over the garden and open fields and there is the added bonus of a utility room. The useful study will be ideal for anyone who works from home and would also make an excellent playroom and if you are entertaining the large formal dining room will be ideal for many occasions.

Upstairs there are four well balanced bedrooms and the principal bedroom has its own en suite bathroom with the other three bedrooms being serviced by a family bathroom.

The rear garden is delightful and has a lovely patio seating area leading down to a lawned area and the open fence along the back of the garden makes it seem like a seamless transition into open fields which you will enjoy for many years to come and will be the ideal backdrop for those summer gatherings with friends and family round the BBQ.





### Kitchen

14'6 x 8'9 (4.42m x 2.67m)

### Sitting Room

21'2 x 11'2 (6.45m x 3.40m)

### Study

8'9 x 7'11 (2.67m x 2.41m)

### Dining Room

13'1 x 11'2 (3.99m x 3.40m)

### Bedroom 1

13'1 x 11'2 (3.99m x 3.40m)

### Bedroom 2

21'2 x 11'1 (6.45m x 3.38m)

### Bedroom 3

11'0 x 8'10 (3.35m x 2.69m)

### Bedroom 4

9'2 x 8'10 (2.79m x 2.69m)

### Garage

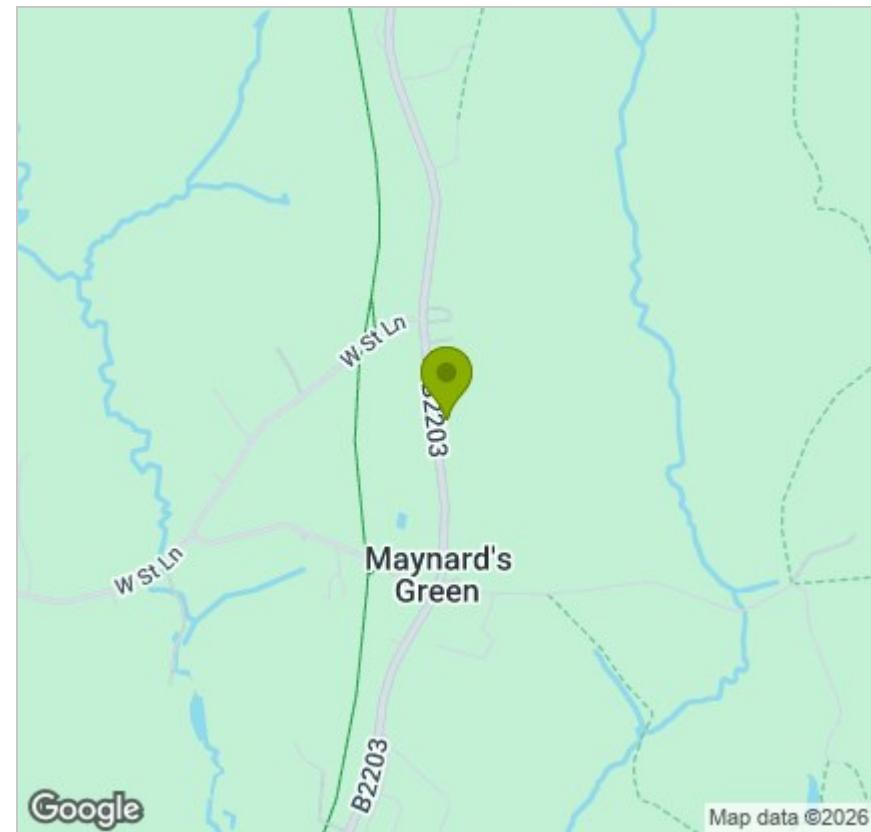
17'10 x 16'0 (5.44m x 4.88m)

**Council Tax Band - F £3,768 per annum**

## Floor Plan



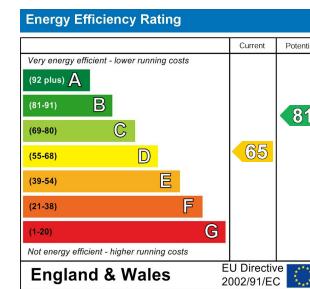
## Area Map



## Viewing

Please contact us on 01435 864233  
if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.